

Note: Use additional pages if more space is needed.

BUDGET ITEM NO.	AU NO.	REGION	CAPITAL TYPE (see back)	AFUDC (see back) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Expenditures (Direct Capital Cost Only)			
					Year	This Request	Previous Authorization	Total Authorization
8242	107	Central	Land/Building/Furn		2008	\$ 7,000,000	\$	\$ 7,000,000
Activity # Investment				PARTIAL AUTHORIZATION <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		\$	\$	\$
Activity # Retirement						\$	\$	\$
Activity # Investment						\$	\$	\$
Activity # Retirement						\$	\$	\$
FILE NO.	NBA / MR / PI / SI NO.	ESTIMATED START DATE Year 2008	EST. COMPLETION Year 2008	Retired		\$	\$	\$
		Quarter 2	Quarter 4	Total		\$ 7,000,000	\$	\$ 7,000,000

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Project Location

Aurora Corporate Center located at east of Farnsworth & north of Bluff, 2605 Beverly Court, Aurora

Project Description

Sales and purchase agreement with Burgess Enterprises to acquire 4.5 acres of land and 36,000 square foot fleet facility including support staff office space.

Alternatives Considered

Several vacant properties were viewed for potential relocation. Most required significant renovation and build out to make suitable for a fleet operation. Others were not located in good location. Also considered leasing the property instead of purchasing.

Reason for Request

To relocate the fleet operations from Aurora River St. location to the Aurora Corporate Center industrial park near Farnsworth. This location provides centralized access to the west central reporting facilities that will be supported by this fleet operation—Glen Ellyn, Batavia, Naperville, Dekalb, Dixon and possibly Yorkville.

Reason for Budget Revision

For Revisions Only

Revision:
☐ 1 ☐ 2 ☐ 3 ☐ 4

Reimbursable?

☒ No
☐ Yes ____%

Income Taxes on Reimbursable Projects

☐ No (Public Interest)
☐ Yes (Private Party)

see instructions

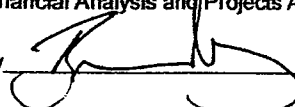
Included in overall budget?

☒ Yes ☐ No
Dollars and year(s):
\$7,000,000 in 2008


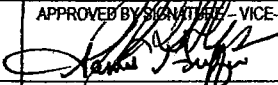
Operating Expense Impact (specify in detail)

\$100K for moving expenses—to move existing light fixtures; hoists; car lifts; oil reels from current location at River St.

Economic Assessment Data

Item (see page 2)	Value
Cost of Capital (after tax)	8%
Net Present Value at C/C (after tax)	\$(1.5)M
Internal rate of return (IRR), if applicable	%
\$500,000 BENEFIT OVER LEASE AFTER YEAR 10	
Financial Analysis and Projects Approval	
By 	Date 2-21-08

Approvals

TAG APPROVAL	DATE	I.T.S.C. APPROVAL	DATE
PRINT RECOMMENDED BY	DATE	PRINT APPROVED BY VICE-PRESIDENT	DATE
N Hunter/R Katt	2/20/08	Jim Griffin	2/21/08
RECOMMENDED BY SIGNATURE		APPROVED BY VICE-PRESIDENT	DATE
			2/21/08
APPROVED BY CMT	DATE	APPROVED BY EXECUTIVE COMMITTEE	DATE
Barbara A. Katt	3-5-08		
CMT COMPLETION BY	DATE	POST INVESTMENT REVIEW	
		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undecided	
		If yes, Quarter _____ Year _____	
ACCOUNTING APPROVAL - CAPITALIZED SOFTWARE		BUDGET COMPLETION/ TOLERANCE	DATE
		CHECK BY	

Today's Approval Requested

- **\$7.0 Aurora Fleet Hub (Completion in 2008)**

Rationalization for construction of new facility:

Facilitate MGP remediation planned for River Street

The new site supports Fleet Operations long term hub strategy

The inability to find unique fleet type facilities in the area

General Description of Proposed Facility

Prime Location located near I-88 and Farnsworth Ave

Approximately 5 acre site

36,000 square foot facility 75% garage floor space

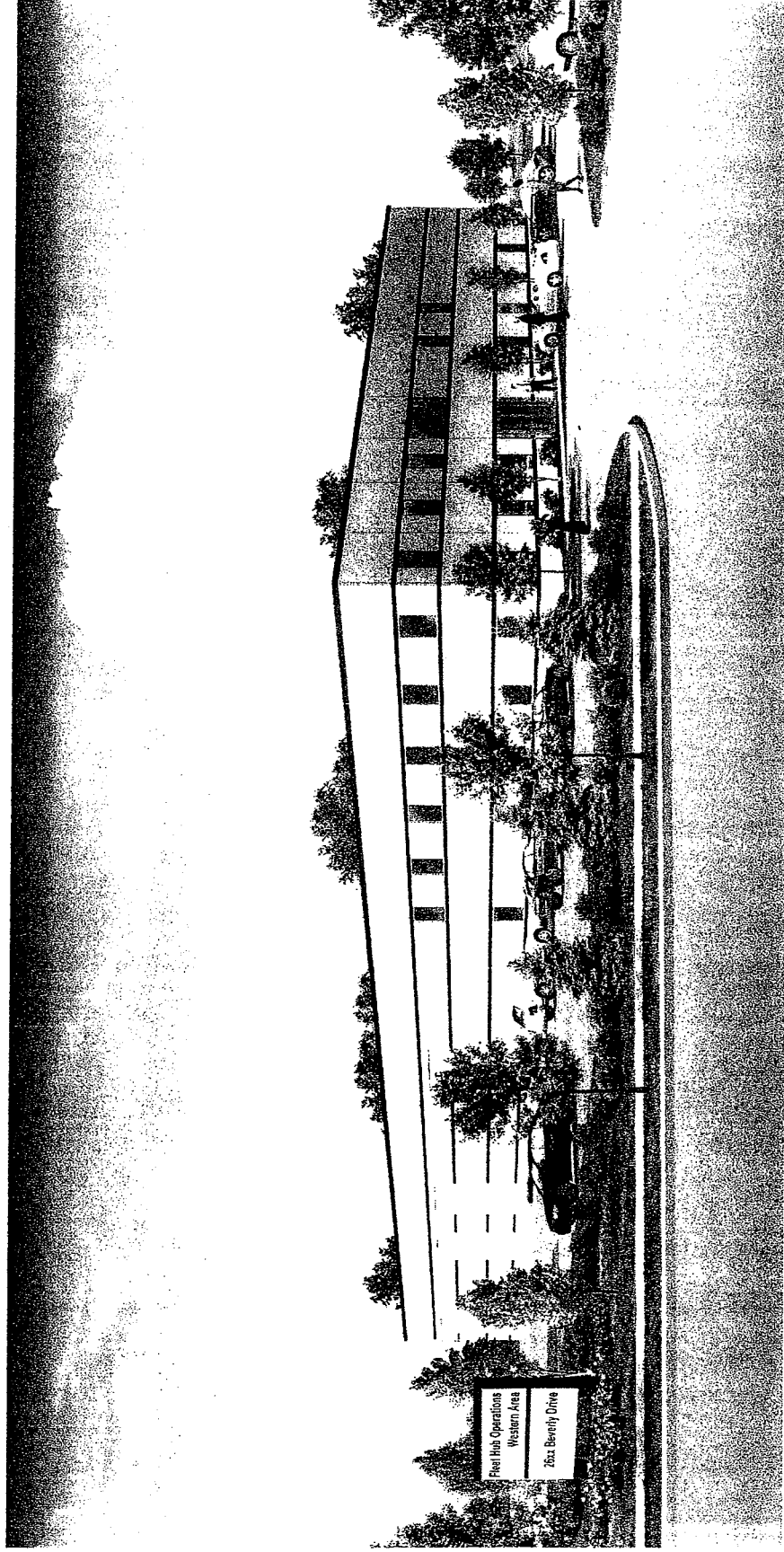
Radiant Heating System

120' Open Span

Wash Bay

04/09/2008

Proposed Aurora Fleet Hub



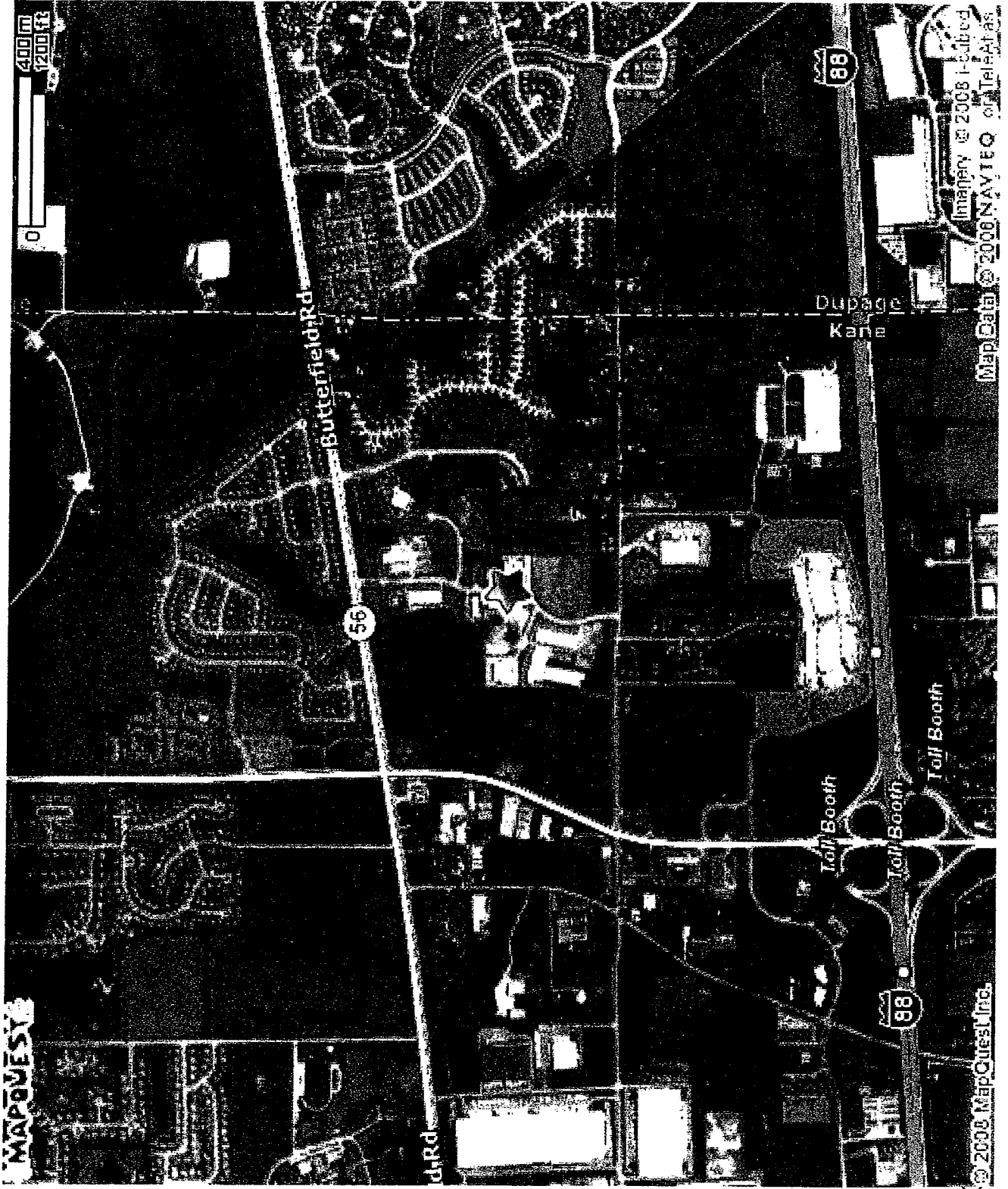
04/09/2008

This is a MapQuest map of Batavia, Illinois. The map features a scale bar in the top left corner, indicating distances in both meters (0 to 1600) and feet (0 to 4800). A compass rose is located in the upper right quadrant. The map shows a network of roads, including major highways 56, 59, and 88. Key locations labeled include Batavia, North Aurora, and Aurora. The Fermi National Accelerator is prominently displayed as a large, dark, winding area in the center. Other labeled roads include Main St, S Randall Rd, Wenmoth Rd, S River St, S Lake St, N Highland Ave, N Randall Rd, N Farnsworth Ave, N Aurora Rd, Indian Trail Rd, E New York St, Eola Rd, Ogden Ave, and Sutterfield Rd. A star icon is placed on the road between North Aurora and Batavia. The map is oriented with North at the top.

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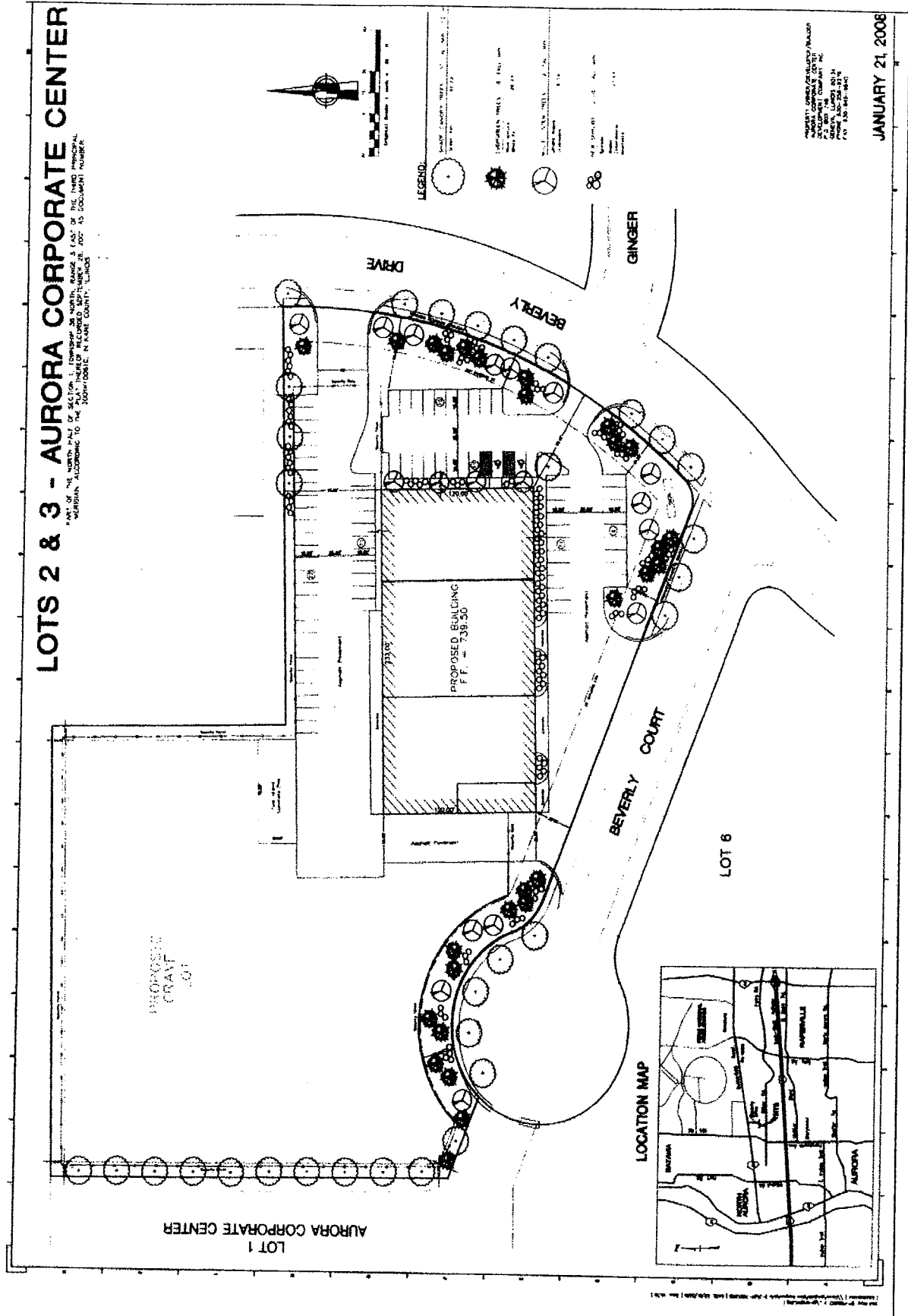
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Map Data © 2008 NAVTEQ or Telematics
Imagery © 2008 i-Cubed

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Site Plan View



Building Information

Lot Size 4.5 acres

Building = 36,000 s.f.

1st floor = 30,300 s.f.

Garage Floor Space = 21,000 (75%)

First Floor Office = 7,800 (25%)

2nd floor

Parts & Locker Room Facilities 3,700 s.f.

Open space of 3,500 Sq Feet

Specialty Items:

Number Overhead Doors (9)

Radiant Heating System

120' Open Span

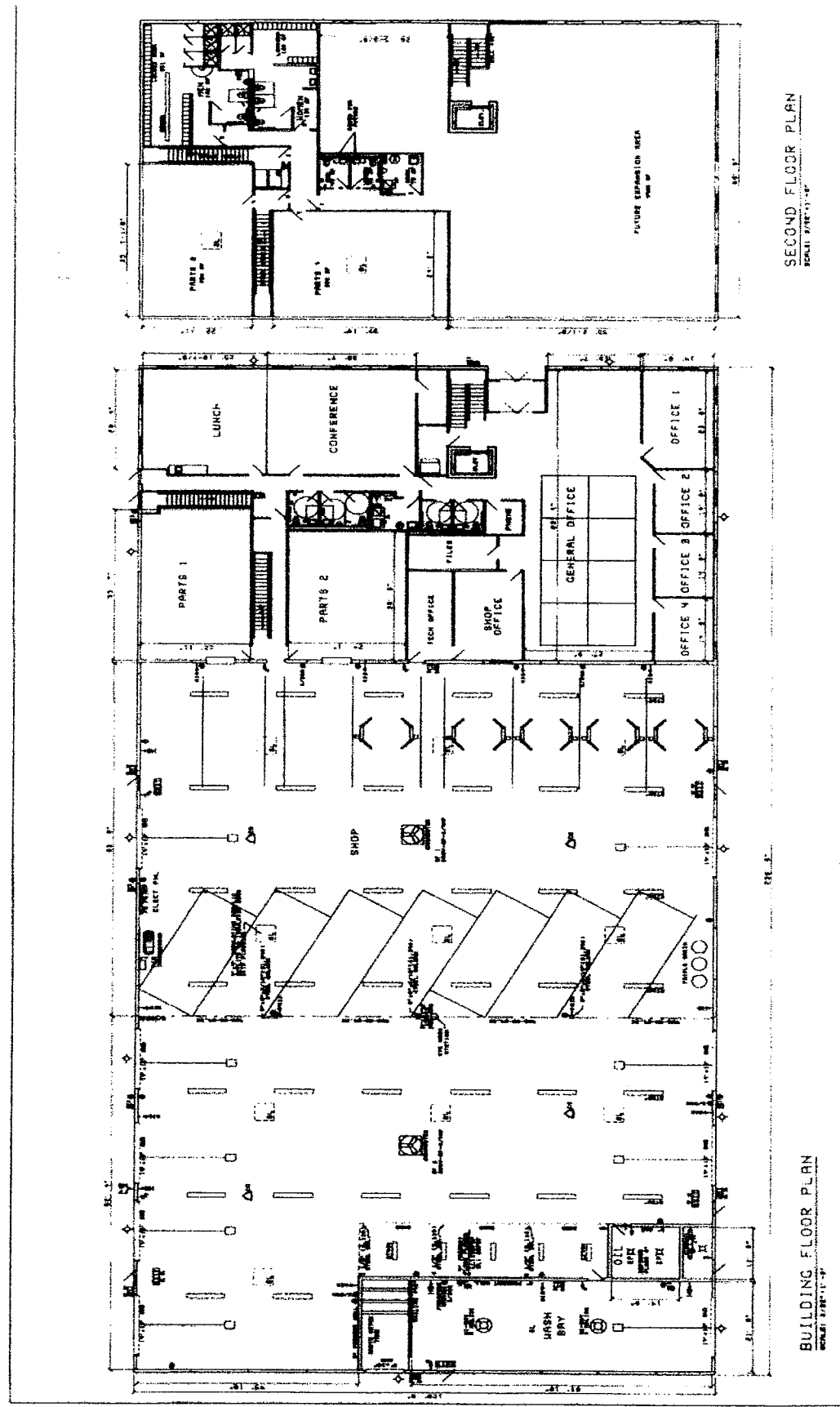
Thicker Concrete Flooring

Wash Bay and Heavy Soil Collection Pit

Elevator

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Floor Plan View



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Cost Break Down and Comparisons for Build to Suite Contract

- **\$ 5,700,000 Land and Building with Specialty Items (Turn Key)**
- **-\$ 1,450,000 Land Estimate (Lot Size 4.5 acres = @ \$7.40 S.F.)**
- **-\$ 1,500,000 Additional Cost for Specialty Items**
- **\$ 2,750,000 = \$77 S.F.**
- **Naperville – Public Works Facility Comparison Building Only**
- **213,000 S.F.**
- **\$25,256,000 = \$118.57 S.F.**
- **\$ 4,250,000 – Building Without Land Cost = \$118.00 S.F.**

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Estimated Project Cost \$ 7.0 million

- **\$ 5,700,000 Build to Suite Contract**
- **\$ 1,300,000 Not Included Build to Suite Contract**
 - » **Office Detailed Build Out**
 - » **Phone and Security Systems**
 - » **Unique Garage Equipment**
 - » **Fuel Tanks**
 - » **Second Floor Requirements**
 - » **Contingency**

04/09/2008

**The materials in work paper (F-4) 5 pages 11 through
32 contain CONFIDENTIAL material**